

ORDINANCE NO. 0141-19-ORD

AN ORDINANCE OF THE LEWISVILLE CITY COUNCIL AMENDING CHAPTER 6, LAND DEVELOPMENT REGULATIONS, OF THE LEWISVILLE CITY CODE, BY AMENDING SECTION 6-182 HOTEL/MOTEL/EXTENDED STAY FACILITIES, TO ADD ENHANCED ARCHITECTURAL MATERIALS AS AN OPTIONAL ITEM; PROVIDING FOR A REPEALER, SEVERABILITY, A PENALTY, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Lewisville has set forth goals for preserving and improving the City's built environment including landscapes, protecting the health and safety of its residents and visitors, and fostering its economy; and

WHEREAS, the City adopted the Lewisville 2025 Plan with Big Move Number 4: Thriving Neighborhoods which recognizes the importance of maintaining property values, and promoting reuse of existing structures as the community ages in increasing and maintaining quality of life within the City, and the City has identified improvements to landscaping, site design, building design, and durability of structures as strategies to accomplish these goals; and

WHEREAS, the City has adopted the Lewisville 2025 Plan with Big Move Number 9: Sustainability which is identified as a critical part of the community character and unique to Lewisville, and which set an action priority to update design standards regarding buildings, landscaping, green infrastructure, and site design in order to promote this identity and improve quality of life within the City; and

WHEREAS, the City has set forth goals to create and strengthen community identity through enhanced aesthetics and placemaking tools including building standards, aesthetics

standards, landscaping, and streetscaping, in order to improve overall quality of life and foster economic development within the City; and

WHEREAS, the City finds that the design, construction and maintenance of buildings and landscapes within the City can have a significant impact on the City's environment, sustainability, resource usage and efficiency, and the health and productivity of residents, workers, and visitors to the City; and

WHEREAS, the City Council of the City of Lewisville has determined that for the health, welfare and safety of its citizens certain amendments to the Lewisville City Code of Ordinances, Chapter 6, Land Development Code, are necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS:

SECTION 1. Chapter 6, Section 6-182, Hotel/motel/extended stay facilities, is hereby amended by deleting the current language in its entirety and in its place inserting the following new language:

Sec. 6-182. - Hotel/motel/extended stay facilities.

- (a) *General provisions.* The purpose of this section is to establish minimum standards for all hotels, motels and extended-stay facilities constructed or modified, if such modification exceeds 50 percent of the appraised value (as set by Denton County Appraisal District) of the existing facility.
- (b) *Mandatory requirements.* The following items shall be included in the design and construction or modifications of all hotels, motels and extended-stay facilities:
 - (1) *Minimum guest room size.* The minimum guest room or suite size shall be 325 square feet of floor space. A room size summary table shall be included on the engineering site plan for all hotel, motel and extended-stay facilities.

- (2) *Guest room access.* All guest rooms or suites shall be accessible from a common interior corridor.
- (3) *On-site staffing and housekeeping.* At least one staff member shall be available on-site 24 hours a day, seven days a week. Daily housekeeping service is required.
- (4) *Furnished rooms.* All guest rooms must be fully furnished. Minimum furnishings include bed, dresser drawer, night stand and television.
- (5) *Number of guest rooms.* A minimum of 120 guest rooms is required.
- (6) *Height.* All new construction shall be a minimum of four stories in height.
- (7) *Enhanced architectural standards.* Enhanced design features, as listed below (a.—b.), shall be provided for all building façades. Elevations and color renderings depicting the material, design and color are required to be submitted with the engineering site plan submittal.
 - a. All elevations shall have the same architectural features and façade articulation including the following:
 - 1. Variation in building form such as recesses and projections;
 - 2. Vertical accents or focal points;
 - 3. Change in material and texture;
 - 4. Emphasis on building entry through form, detail, color or materials;
 - 5. Recessed windows minimum of three inches;
 - 6. Projecting window sills;
 - 7. Projecting cornices, roofs.
 - b. Building form shall include a uniform level of quality on all sides of the building and incorporate similar features as the front facade.
- (8) *Miscellaneous.* Two of the following items shall be included in the design and construction or modification of all hotels, motels and extended-stay facilities:
 - a. Fitness facility - Minimum 400 square feet.
 - b. Indoor/outdoor pool - Minimum 1,000 square feet.
 - c. Spa/sauna - Minimum 800 square feet.
 - d. Gift shop - Minimum 400 square feet.
 - e. Outdoor atrium/plaza with seating space - Minimum 1,000 square feet.
- (c) *Other requirements.* In addition to the above-listed mandatory requirements, at least three of the following five items shall be included in

the design and construction or modification of all hotels, motels and extended-stay facilities:

- (1) *Enhanced landscaping standards.* Landscaping shall be increased by 30 percent from the current city standards in overall landscaping areas, tree planting, shrubs and decorative landscaping features. Enhanced hardscaping and paving shall be used in pedestrian areas, connections from parking to the front door, and in guest front drop off areas. This may include brick/concrete pavers, pave stones, stamped and stained concrete or similar materials that will enhance the aesthetic character of the project.
- (2) *Restaurant.* A restaurant or a bar which provides service to the general public and hotel guests, during the evening hours. Minimum hours of operation shall be from 6:00 p.m. to 11:00 p.m. The bar and/or restaurant shall provide a minimum seating capacity of 50. The bar or restaurant shall not be a self-service operation.
- (3) *Meeting space.* A minimum of 1,500 square feet of designated meeting or conference room space shall be provided. The meeting space may be one large room or a combination of several meeting rooms. Guest room space or lobby space shall not count as meeting space.
- (4) *Height.* Increase minimum height to five or more stories.
- (5) *Enhanced Building materials.* Eighty percent stone or brick veneer, or a combination totaling eighty percent shall be used on all facades, and Exterior Insulated Finishing Systems (EIFS) shall not be used below nine feet from finished grade.
- (d) *Economic development incentives.* Subject to approval of an economic development agreement by the city council, a project that meets all five requirements in section (c) above may be eligible for an economic development incentive for reduction of development fees.
- (e) *Cooktop/oven.* The construction or modification of a hotel, motel or extended-stay facility with a cooktop or oven in a guest room shall require the approval of a special use permit in accordance with the provisions of the zoning ordinance.

SECTION 2. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are here by repealed.

SECTION 3. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of

the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

SECTION 4. PENALTY. Any person, firm or corporation who violates any provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the municipal court, shall be subject to a fine of not more than \$500.00 for each offense, unless the violation relates to fire safety, zoning or public health and sanitation in which case the fine shall not exceed \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

SECTION 6. EMERGENCY. It being for the public welfare that this ordinance be passed creates an emergency and public necessity and the rule requiring this ordinance be read on three separate occasions be, and the same is hereby, waived and this ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
LEWISVILLE, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 19TH DAY OF
AUGUST, 2019.**

APPROVED:

Bob Troyer, MAYOR PRO TEM

ATTEST:

Julie Worster, CITY SECRETARY

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY